



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 08/19/2025

**PRESENTER:** Noreen Housewright, Director of Engineering/Utility Services

**TITLE:** Ordinance abandoning a 0.7998 acres drainage easement on a portion of a property located at 3900 S. Robinson Road, Grand Prairie, Dallas County, Texas and authorizing the City Manager or his designee to execute any and all related documentation necessary for said abandonment

**REVIEWING COMMITTEE:** (Reviewed by the City Council Development Committee on 08/06/2025)

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**SUMMARY:**

<u>Vendor Name</u>	<u>Total Cost</u>
Grand Prairie Residences, LLC	\$250.00

**PURPOSE OF REQUEST:**

The abandonment applicant, Grand Prairie Residences, LLC, has requested the abandonment of a 0.7998-acre drainage easement located at 3900 S. Robinson Road (see metes and bounds description and survey plat as Exhibit "A").

The Drainage Easement is recorded as Instrument # 202200127844 of the Deed Records of Dallas County, Texas, is located on an approximate 25.54-acre tract of land in the Stephen B. McCommas Survey, Abstract No. 888, Dallas County (see aerial Exhibit "B" for general location). Abandonment of the drainage easement will allow the applicant to move forward with the development plans for this site.

Staff has reviewed the requested abandonment and finds that the easement is not longer needed and that abandonment will not hinder drainage or utilities in the area. All public utilities have agreed to the abandonment. Therefore, staff is recommending approval of the abandonment ordinance, with the conditions set forth in the ordinance, authorizing the abandonment of a drainage easement containing 0.7998 acres. Staff is requesting authorization for the City Manager or his designated representative to sign all related documents for the easement abandonment. Section 23-9 of the Code of Ordinances does not require a public hearing for this case, as a public hearing is not required for the abandonment of an easement that is being abandoned or vacated to the abutting property owner(s) who owns the underlying fee simple.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Legal Description and Survey Plat
- 2- Location Map
- 3- Statements from public utility companies in relation to abandonment

**ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS ABANDONING A 0.7998 ACRE DRAINAGE EASEMENT LOCATED ON A PORTION OF A 25.54 ACRE TRACT OF LAND IN THE STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NUMBER 888, COMMONLY KNOWN AS 3900 ROBINSON ROAD, GRAND PRAIRIE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM OF SAID EASEMENT TO GRAND PRAIRIE RESIDENCES, LLC, THE UNDEDRLYING FEE OWNER OF 3900 ROBINSON ROAD, DALLAS COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.**

**WHEREAS**, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of Grand Prairie Residences, LLC, hereinafter referred to as GRANTEE, deems it advisable to abandon and quitclaim a 0.7998 acre located drainage easement in the City of Grand Prairie, Dallas County, Texas, said easement being more particularly described in “Exhibit A”, attached hereto and incorporated herein; and

**WHEREAS**, the City Council of the City of Grand Prairie is of the opinion that said drainage easement is not needed for public use, and same should be abandoned and quitclaimed to the underlying fee owner (GRANTEE); and

**WHEREAS**, the City Council of the City of Grand Prairie is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same, subject to the conditions and for the consideration hereinafter more fully set forth;

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE:**

**SECTION 1.** That the drainage easement located on a portion of a 25.54 acre tract of land in the Stephen B. McCommas Survey, Abstract Number 888, commonly known as 3900 Robinson Road, Grand Prairie, Dallas County, Texas, and more particularly described in “Exhibit A”, which is attached hereto and incorporated herein, be and the same shall be abandoned and vacated insofar as the right, title and easement of the public are concerned; subject, however, to the conditions hereinafter more fully set out herein.

**SECTION 2.** That for Grantee with his application, the City of Grand Prairie does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in “Exhibit A,” unto GRANTEE TO HAVE AND TO HOLD all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said GRANTEE.

**SECTION 3.** That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon GRANTEE, its successors and assigns.

**SECTION 4.** That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement right of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

**SECTION 5.** That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Grand Prairie may legally and lawfully abandon and vacate.

**SECTION 6.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to GRANTEE herein, GRANTEE, his heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, vacation, and quitclaim by the City of Grand Prairie of the area set out in “Exhibit A”. GRANTEE his heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

**SECTION 7.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Dallas County, Texas, and shall deliver to GRANTEE a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 19th DAY OF AUGUST, 2025.**